



# Carmel Clay Comprehensive Plan



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## OBJECTIVE PROFILE

### Environmental Conditions

The following environmental features exist in the City's planning jurisdiction.

**River, Floodplains and Riparian Areas:** The most significant environmental feature in the planning jurisdiction is the White River and its associated floodplain and riparian areas. Situated on the eastern boundary of the planning jurisdiction, the river provides an opportunity for people to connect to the environment. The floodplain area of White River is fairly extensive along its western bank. In certain segments this floodplain reaches nearly one-half mile from the centerline of the river and provides for the most extensive expanse of undeveloped and natural landscape in the township.

Other streams and creeks traverse the planning jurisdiction eventually draining into the White River. While Cool Creek has been predominantly urbanized, its most basic floodway has been preserved as a natural amenity. Williams Creek, west of Meridian Street, is another environmental corridor that has large segments still undeveloped.

**Wetlands:** Another environmental feature associated with waterways that exists in the planning jurisdiction is wetlands. Several wetlands designated on the National Wetland Inventory Maps exist within the planning jurisdiction.

**Woodlands:** A study conducted by the Indiana Department of Transportation (INDOT) for U.S. 31 indicates that less than 10% of Hamilton County remains as woodlands. Very few original woodland areas have survived in Carmel. Most of these woodland concentrations occur along the White River or other streams and tributaries such as Cool Creek or Williams Creek.

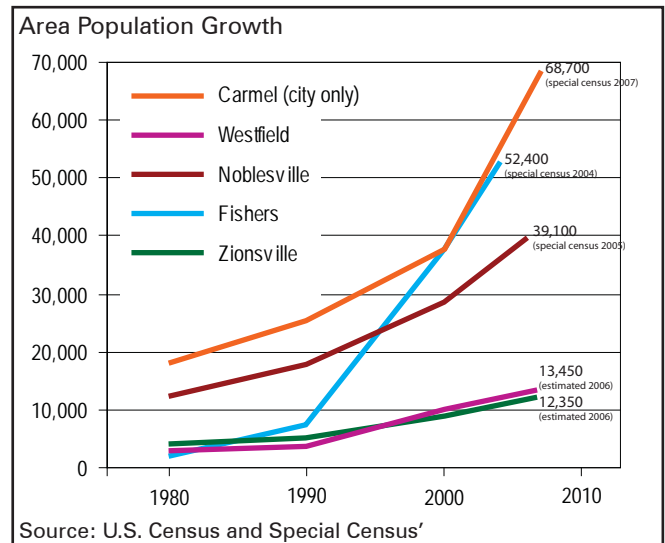
**Groundwater:** Ground water is a significantly important feature in Carmel as the water supply system for residents comes from this source. The groundwater sources are found in the sand and gravel aquifer system of the West Fork of the White River valley. Groundwater is available at depths of 50 - 400 feet in the glacial drift with wells yielding several hundred gallons per minute. The City of Carmel has designated areas around these wells as "wellhead protection areas" to help protect the quality of the available drinking water.

### Demographic Information

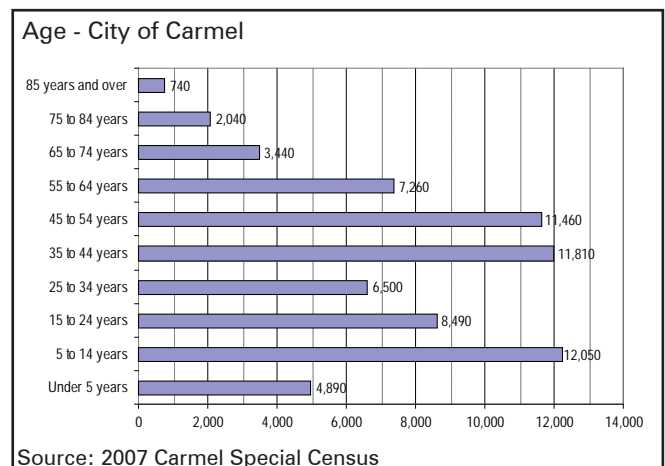
The following demographic information relates to the City of Carmel, the surrounding communities and the State of Indiana. All census information was gathered by the Indiana State Library and all non-census information was prepared by the Department of Community Services.

The data presented in this section is dated due to the lack of current data available in 2008 and due to the limit on jurisdiction reporting (e.g. township data).

**Population Growth:** The City of Carmel has undergone tremendous growth in the last twenty-five-year period. The population has increased from 18,300 residents in 1980 to 68,700 in 2007. (See Table below)

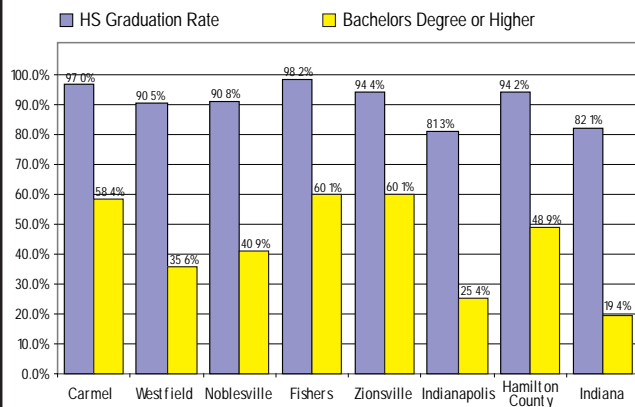


The population distribution for the City of Carmel for the year 2007 is shown below. The largest segment of the City's population is the 5 to 14 (school age) year old range. The 35 to 44 year old range ranks second with 45-54 year old's ranking third.



**Education:** Carmel has a higher high school graduation rate than the State of Indiana (97.0% compared to 82.1%) and Hamilton County (94.2%) but a lower rate than Fishers, Indiana (98.2%). The percentage of adults with Bachelor's degrees or higher in Carmel is 58.4% compared to the State of Indiana's rate of 19.4%. The rate for both categories exceeds the rates for Indianapolis, Westfield, Noblesville, and Hamilton County.

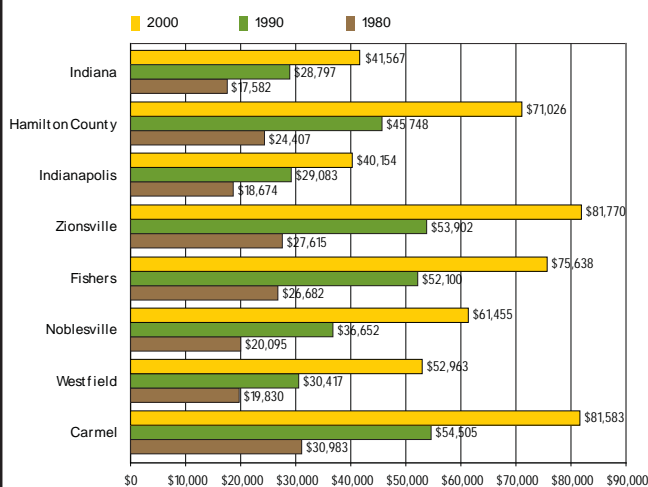
Area Graduation Rates



Source: U.S. Census

**Income:** The median income divides the income distribution into two equal groups, one having incomes above the median, and other having incomes below the median. Carmel's median household income has increased by 50% from 1990 to 2000, an increase of \$a27,000. The state's median household income increased by 44% during the same period, while Hamilton County's median household income increased by 55%.

Area Median Income



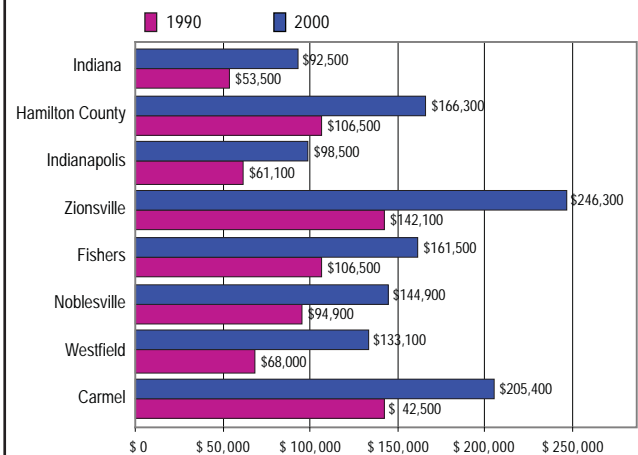
Source: U.S. Census

**Median Home Value:** The median home value divides the total data into two equal parts: one-half of the home values fall below the median and one-half of the values exceed the median.

Carmel's median home value was \$205,400 for 2000. Zionsville was the only surrounding community with a higher value in 2000 (\$246,300). Carmel's median home value exceeded the State's median value by \$112,900.

When comparing the percent increase in median home values, the City of Carmel falls behind all of the surrounding areas. Carmel's median home value increase from 1990 to 2000 was 44.1%. During that same time period, Noblesville increased 52.7%, Fishers increased 51.6%, Westfield increased 95.7%, Zionsville increased 73.3%, Hamilton County increased 56.2% and the State of Indiana increased 72.9%. However, Carmel's median home value is still above other cities.

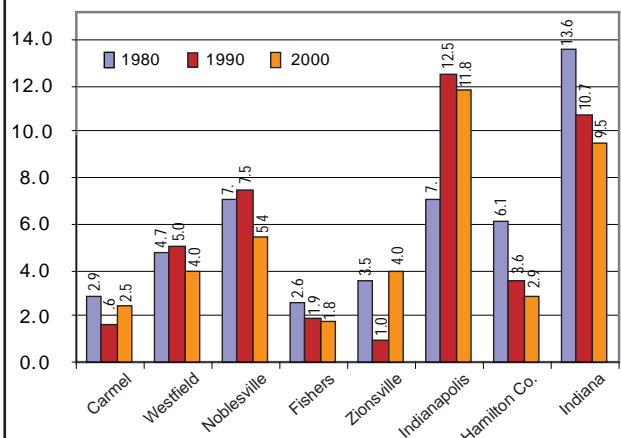
Area Median Home Value



Source: U.S. Census

**Poverty Rate:** The poverty rate for Carmel in 2000 was 2.5% compared to 2.9% for Hamilton County and 9.5% for the State of Indiana. In comparison to the surrounding communities, Carmel has the second lowest poverty rate behind Fishers (1.8%).

Area Poverty Rate

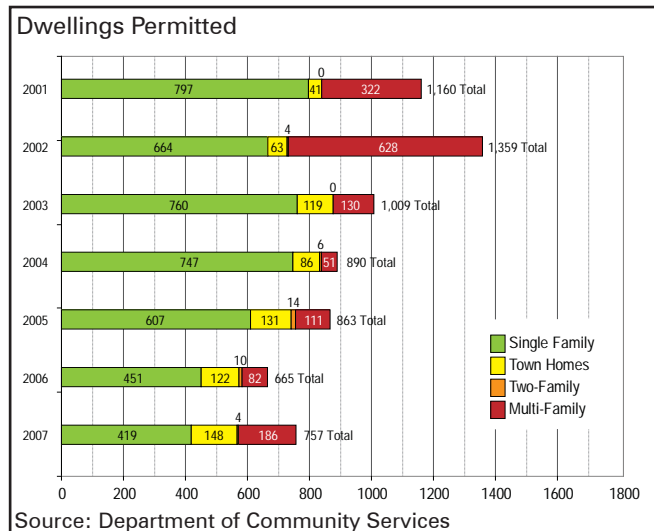


Source: U.S. Census

## Development Trends

The following is a summary of the development trends experienced by the City of Carmel.

**Dwelling Units Trend:** The number of new dwelling units in Carmel's planning jurisdiction has generally been dropping every year since 2002. This trend likely reflects multiple factors including: a regional slow down in the economy, stricter regulations and review process, and a transition from greenfield development toward redevelopment. However, 2007 resulted in an increase from 2006, mostly due to a surge in multi-family dwelling units.



## Community Facility Inventory

The following is a summary of the community facilities within the City of Carmel.

**Schools:** Within the Carmel Clay school district, there are 15 public schools: Carmel High School, Clay Middle School, Carmel Middle School, Creekside Middle School, and eleven elementary schools. There are also three private schools in the City's jurisdiction: Our Lady of Mount Carmel Elementary School, Midwest Academy, and University High School.

**Parkland:** Public parkland sites in the City's jurisdiction have increased significantly in recent years. The following parks are maintained by the Carmel/Clay Department of Parks and Recreation: Carey Grove Park, Central Park Monon Center, Flowing Well Park, Lenape Trace Park, Hazel Landing Park, Lawrence W. Inlow Park, Meadowlark Park, Monon Greenway, Pleasant Grove Park, Prairie Meadow Park, River Heritage Park, River Road Greenway, and West Park. Cherry Tree Park and Founders Park are in various stages of planning and construction and will soon be added to the list of available parks for residents to enjoy. In addition to the local parks, there are three parks maintained by the Hamilton County Department of Parks and Recreation: Coxhall Park and Gardens, River Road Park, and Carmel-Clay Park.

**Golf Courses:** There are numerous public and private golf courses within the City's jurisdiction. They include Plum Creek Golf Club, Prairie View Golf Club, Mohawk Hills Golf Club, Crooked Stick Golf Club, Brookshire Golf Club, Twin Lakes Golf Club, Sunrise Golf Club and Woodland Country Club.

**Civic Facilities:** The City of Carmel has several municipal facilities including: City Hall located in Carmel Civic Square, the Police Department, the Fire Department with six fire stations, the Carmel Water and Sewage Utilities Department, the Carmel Clay Communications Center, the Department of Engineering, the Department of Community Services, Carmel Street Department and the Carmel/Clay Parks and Recreation Department.

**Athletic Fields:** In addition to various school athletic facilities, the Carmel Dads' Club manages a youth sports program and several fields throughout Clay Township for sports including Baseball, Soccer, Football, Rugby and Lacrosse. The club's main facility is located at Mark Badger Memorial Park.